

Pursuant to the advertisement, posting of property, and public hearing on the petition and it appearing that strict compliance with the Baltimore County Zoning Regulations would/would not result in practical difficulty and unreasonable hardship upon the Petitioner(s) and the granding of the variance(s) requested wilk/will not adversely affect the wealth, safety, and general welfare of the community, the variance(s) should /should most be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this $\frac{31}{2}$ day of _______, 19_85__, that the Petition for Zoning Variance to permit a side yard setback of two feet in lieu of the required 15 feet be and the same ir hereby GRANTED, from and after the date of this Order, subject, however, to

the following restrictions: 1. The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the applicable appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.

> 2. Baltimore County, Maryland has reviewed this application involving property located in the Maryland Chesapeake Bay Critical Area and has determined that it is consistent with the requirements of the State of Maryland to minimize adverse impacts on water quality and fish, wildlife, and plant habitat.

cc: Mr. & Mrs. William W.W. Williams People's Counsel

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BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING TOWSON, MARYLAND 21204

Mr. Arnold Jablon

Zoning Commissioner County Office Building Towson, Maryland 21204

Re: Zoning Advisory Meeting of 1/24/85 Property Owner: William L. Williams Location: Els Kelmere Rd.,

3/14/85

nlw of Jasmine Rd. The Division of Current Planning and Development has reviewed the subject petition and offers the following comments. The items checked below are

 (\cancel{K}) There are no site planning factors requiring comment.)A County Review Group Meeting is required.)A County Review Group meeting was held and the minutes will be forward by the Bureau of Public Services.)This site is part of a larger tract; therfore it is defined as a subdivision. The plan must show the entire tract.)A record plat will be required and must be recorded prior issuance of a building permit.)The access is not satisfactory.

)The circulation on this site is not satisfactory.)The parking arrangement is not satisfactory.)Parking calculations must be shown on the plan.)This property contains soils which are defined as wetlands, and development on these soils is prohibited.)Construction in or alteration of the floodplain is prohibited under the provisions of Section 22-98 of the Development ()Development of this site may constitute a potential conflict with the Baltimore County Master Plan.)The amended Development Plan was approved by the Planning Board)Landscaping: Must comply with Baltimore County Landscape Marval,)The property is located in a deficient service area as defined by Bill 178-79. No building permit may be issued until a Reserve Capacity Use Certificate has been issued. The deficient service

() The property is located in a traffic area controlled by a "D" level intersection as defined by Bill 178-79, and as conditions change traffic capacity may become more limited. The Basic Services Areas are re-evaluated annually by the County Council. Additional comments:
This site is located in the Clampake Bus Critical
Area and is subject to a name the full of also transport will be grounded by the Connection Planning Did sione of

Eugene A. Bober Chief, Current Planning and Development

BALTIMORE COUNTY FIRE DEPARTMENT TOWSON, MARYLAND 21204-2586

PAUL H. REINCKE CHIEF

February 8, 1985

Mr. Arnold Jablon Zoning Commissioner Office of Planning and Zoning Baltimore County Office Building Towson, MD 21204

Attention: Nick Commodari, Chairman Zoning Plans Advisory Committee

RE: Property Owner: William W. W. Williams

Location: E/S Kelmore Road 145' N/W from c/l Jasmine Road Zoning Agenda: Meeting of 1/29/85 Item No.: 200

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

() 1. Fire hydrants for the referenced property are required and shall be located at intervals or _____ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.

() 2. A second means of vehicle access is required for the site.

() 3. The vehicle dead end condition shown at

EXCEEDS the maximum allowed by the Fire Department.

() 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.

(X) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 *Life Safety Code*, 1976 Edition prior

() 6. Site plans are approved, as drawn.

() 7. The Fire Prevention Bureau has no comments, at this time.

My 7-USS Approved: Roy W. Kemmer)
Fire Prevention Bureau Special Inspection Division

DALTIMORE COUNTY
DEPARTMENT OF PERMITS & LICENSES
TOWSON, MARYLAND 21204
494-3610 TED ZALESKI, JR.

February 19, 1985

* 5

DIRECTOR

Mr. Arnold Jablon, Zoning Commissioner County Office Building Towson, Maryland 2120

Dear Mr. Jablon:

Comments on Item # 200 Zoning Advisory Committee Meeting are as follows:

Property Owner: William W. W. Williams
Location: E/S Kelmore Road 145' N/W from c/l Jasmine Road
Existing Zoning: D.R. 10.5 Variance to permit a side setback of 2' in lieu of the required 15'.

29.11/44.17 x 97.62/102.19

B. A building/ & other permit shall be required before beginning construction. C. Residential: Three sets of construction drawings are required to file a permit application. Architect/Engineer seal is/is not required. Non-reproduced seals

D. Commercial: Three sets of construction drawings with a Maryland Registered

and signatures are required on Plans and Technical Data.

E. An exterior wall erected within 6'0 for Commercial uses or 3'0 for One & Two Family use group of an adjacent lot line shall be of one hour fire resistive construction, no openings permitted within 3'0 of lot lines. A firewall is required if construction is on the lot line, see Table 401, line 2, Section 1407 and Table 1402, also Section 503.2.

F. Requested variance appears to conflict with the Baltimore County Building Code,

G. A change of occupancy shall be applied for, along with an alteration permit application, and three required sets of drawings indicating how the structure will meet the Code requirements for the proposed change. Drawings may require

H. Before this office can comment on the above structure, please have the owner, thru the services of a Registered in Maryland Architect or Engineer certify to this office, that, the structure for which a proposed change in use is proposed can comply with the height/area requirements of Table 505 and the required construction classification of Table 401.

Comments - No problems if the alley is dedicated to Baltimore County use as a public alley - street or way. Otherwise Item "E" above would be applicable.

NOTE: These comments reflect only on the information provided by the drawings submitted to the office of Planning and Zoning and are not intended to be construed as the full extent of any permit. If desired, additional information may be obtained by visiting Room 122 (Plans Review) at 111 W. Chesapeake Ave.,

> Charles E Sumban Charles E. Burnham, Chief

KELMORE & R

1411

Je-4-4

1/200

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING TOWSON, MARYLAND 21204 494-3353 ARNOLD JABLON ZONING COMMISSIONER

cc: James Hoswell

March 13, 1985

Mr. & Mrs. William W. W. Williams 1069 Kelmore Road Baltimore, Maryland 21222

> RD: Petition for Variance E/S Kelmore Rd., 145' NE from c/l of Jasmine Rd. (2069 Kelmore Road) Case No. 85-257-A

Dear Mr. & Mrs. Williams:

This is to advise you that \$42.50 is due for advertising and posting of the above property.

This fee must be paid and our zoning sign and post returned on the day of the hearing before an Order is issued. Do not remove sign until day of hearing.

Please make the check payable to Baltimore County, Maryland, and remit to Mrs. Arlene January, Zoning Office, Room 113, County Office Building, Towson, Maryland 21204, before the hearing.

11-115-000

BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE - REVENUE DIVISION MISCELLANEOUS CASH RECEIPT

NOLDJABLON ning Commissioner

PECEIVED (MILLIAME MI. MINELLA. BERSHARAN STATE

ZONING DESCRIPTION

Election District.

Reginning on the east side of Kelmore Road, at the distance of one hundred forty-five (145) feet northwest of the centerline of Jasmine Road. Being Lot 35 Block D, in the subdivision of Southfield. Book # twenty-two (22) Folio twenty-six (26). Also known as 2069 Kelmore Road, in the 12th

February 20, 1985

Mr. & Mrs. William W. W. Williams 2069 Felmore Road

Baltimore, Haryland 21222

NOTICE OF HEARING RE: Petition for Variance L/S Kelmore Russ, 145' NE from the c/1 of Jasuine kond (2069 Kelmore aund) William W. W. Williams, et ux - Petitioners Case No. 85-257-A

TIME: 10:00 A.M.

DATE: Wednesday, March 20, 1985

PLACE: Room 106, County Office Building, 111 West Chesapeake

Avenue, Towson, Maryland

of Baltimore County

BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE REVENUE DIVISION MISCELLANEOUS CASH RECEIPT

No. 003167

R-01-615-000 AMOUNT \$ 35.00 RECEIVED William W. W. Williams

Varience Item 200. 2069 Helase Ad

Owner - William + Shirley Williams District - 12 Zoned: OR 10.5 Subdivision - Southfield Lot - 35 BLK D Book 22 Folio 26 Existing Utilities - IN Kelmore Rd

LOT

#35

ORIGINAL

CERTIFICATE OF PUBLICATION

Dundalk, MD.,			
THIS IS TO CERTIFY, t	hat the annex	ed advertisement	
was published in THE BAL	TIMORE COU	NTY JOURNAL, a	
weekly newspaper, published in Dundalk, Baltimore County,			
Maryland, appearing on	2/28	, 19 85	

The Baltimore County Journal,

Publisher



PETITION FOR VARIANCE 12th Election District

DATE AND TIME: Wednesday, Ma. 20, 1985 at 10:00 A M

The Zoning Commissioner of ball more County, by authority of the Zoni Act and Regulations of Baltim? County, will hold a public hearing: Petition for Variance to permit a m

Petition for Variance to permit a min-mum side yard semback of 2 feet in this of the required 15 feet. Being the property of William W. W Williams, et all as shown on the pla-tified with the Zoning Office. In the swent that this Petition is consider. I bridling as miltimay be tranted, a building pormut may t saued within the thirty (30) day appe ssued within the thirty (30) the above period. I me. Poring Commissioner will however, entertain any request for a stay of the issuance of said permit dur-ing this Leriod for good cause shown

PETITION FOR VARIANCE
12th Election District

LOCATION: East side Kei-more Road, 146 ft. Northeast from the centertine of Jas-mine Road (3089 Ke.more Road) LATE AND TIME: Wednes-day, March 30, 1995 at 10:00 A.M.

PURLIC HEARING: Room 106, County Office Building. 111 W. Chesapeake Avenue. Towson, Maryland

The Zoning Commissioner of Saltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petrition for Variance to permit a minimum side yard setback of \$ feet in lieu of the required 15 feet

Being the property of William W. W. Williams at ux as shown on the plat filed with the Zoning Office.

In the event that this Petition is granted, a building permit may be issued within the thirty (29) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown such request must be rereived in writing by the date of the hearing set above or made at the hearing.

By Order Of
ARNOLD JABLON.
Zoning Commissioner
of Baltimora County

CERTIFICATE OF PUBLICATION

February 28 TOWSON, MD., February

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., appearing on February 28 , 19 85

THE JEFFERSONIAN,

Publisher

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY 85-257-14

District 12 th	Date of Posting 3/1/85
Posted for: Variance	7707haanaanaabaan 4,00,00,00,00,00,00,00,00,00,00,00,00,00
Petitioner: William W. W. Williams,	et ux
Location of property: Els Kolzmore Rd, 11	45 NE Fr. Josmina Rd.
2069 K-1mora Rd	
Location of Signe Foreing Kilmere Rd, ese from alley, on property of RI	rus 12 From roodway + Approx. 100
Remarks:	
Posted by Ma Stealing Signature	Date of return: 3/5/85
Number of Signa:	